

Before the Board of Zoning Adjustment, D. C.

Application No. 11372, of Thelma G. Bradley was considered pursuant to Section 3101.414, as a special exception provided by Section 7107.1 a variance from the prohibition against non-conforming structures in a R-1-B District, located at 1725 Varnum Street, N.W., Lot 52, Square 2647.

HEARING DATE: June 20, 1973

EXECUTIVE SESSION: July 24, 1973

FINDINGS OF FACT:

1. The property is located in an R-1-B District.
2. The property is improved by a two story single family dwelling utilized as a personal care home.
3. Applicant proposes to enclose a second floor porch off her bedroom for personal use as a library.
4. Applicant has begun construction without permits on the proposed library, and two stop Orders have been issued.
5. Applicant seeks a room within the facility for her own personal use to be alone at the end of the day; this is the basis of applicant's hardship.
6. Opposition was registered at the public hearing and several letters of support were submitted to the file.

CONCLUSIONS OF LAW:

Based upon the above findings of fact, we find that the applicant failed to conform to both Sections 3101.414 and 7107.1 of the Zoning Regulations. The above request will adversely affect and is likely to become objectionable to the neighborhood.

The applicant has failed to prove a hardship within the meaning of the variance clause of the Regulations. No exceptional or extraordinary conditions exist with this property which justifies relief from Section 8207.1 of the Zoning Regulations.

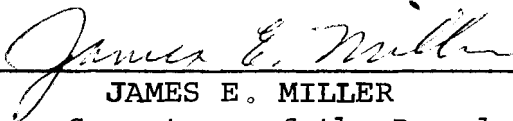
ORDERED:

That the above application be DENIED.

Vote: 3-1-0, Harps not voting, Lilla Burt Cummings, Esquire, dissenting.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: \_\_\_\_\_



JAMES E. MILLER  
Secretary of the Board

FINAL DATE OF ORDER:

**AUG 28 1973**